

GENERAL ORDINANCE NO. G- Last

AN ORDINANCE providing for the inspection of certain housing to ensure compliance with the Minimum Housing Code before such Housing is sold or rented.

WHEREAS, substandard housing is one of the most serious problems existing in the City of Fort Wayne, Indiana, affecting the physical and mental health of the inhabitants of said City, creating blight which affects property values throughout many sections of the City and which renders the operation of commercial enterprises impracticable in many sections of said City; and

WHEREAS, substandard housing is becoming evermore prevalent in said City; and

WHEREAS, the persons who buy or rent substandard housing units tend to be persons of limited sophistication and with limited financial resources, so that such persons do not always readily perceive the disadvantages to a proposed purchase or lease of real estate and so that any inequity is particularly burdensome to such persons.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. No house within the city limits of the City of Fort Wayne, Indiana which is assessed for tax purposes at a value of \$3,000.00 or less, shall be sold to anyone who intends to use it as a residence, either for himself or for lessees, unless, before the transfer of the deed or before the signing of the contract, if the property is being sold on contract, there has been an inspection by the Minimum Housing Division of said City for the purpose of determining whether the house is in all respects in compliance with the Minimum Housing Code of said City.

SECTION 2. No house within the city limits of the City of Fort Wayne, Indiana, which is assessed for tax purposes at a value of \$3,000.00 or less, and no rooms within any such house, shall be leased, rented, or otherwise turned over for occupancy by anyone intending to use such house for residential purposes or to sub-lease, sub-rent, or otherwise turn the house over to a third person for occupancy as a residence unless the house has been inspected within two weeks of the commencement of the occupancy by the lessee, renter or other occupant, such inspection to be conducted by a representative of the Minimum Housing Division of said City, to insure that the house complies in all respects with the Minimum Housing Code of said City.

SECTION 3. In the event that a house fails to comply with the Minimum Housing Code of said City, the Minimum Housing Division shall place a placard, in a size and form to be selected

by said Division, in a prominent place upon the front and back of said house. Said placard will convey the information, that because of such noncompliance, said house may not be sold, leased, rented or otherwise turned over to anyone for occupancy until all defects have been corrected.

SECTION 4. When said house has been brought into such condition that it complies in all respects with the Minimum Housing Code of said City, the Minimum Housing Division of said City shall remove such placards from the back and front entrance.

SECTION 5. It shall be the duty of the owner, vendor, or lessor to apply at the office of the Department of Relocation and Minimum Housing for such inspection and pay such fee or fees provided for under Section 7 of this Ordinance.

SECTION 6. It shall be a misdemeanor for anyone other than the Minimum Housing Division of said City to remove such placards. Upon Conviction of such a misdemeanor, the person found guilty shall be fined an amount not to exceed \$500.00 and/or imprisonment for a term not to exceed 30 days.

SECTION 7. The Minimum Housing Division of said City shall charge a fee of \$25.00 for the initial inspection of each house which is inspected pursuant to the requirements of this Ordinance. In the event the house does not comply with the Minimum Housing Ordinance of the City of Fort Wayne upon such an initial inspection, there shall be a fee of \$10.00 for each reinspection until there is such compliance. Provided, that in the event there is not compliance within three months of the date of the initial inspection, then any additional inspection shall be treated as an initial inspection and there shall be a fee of \$25.00.

SECTION 8. This Ordinance shall be in full force and effect from and after passage, approved by the Mayor and legal publication thereof.

  
Councilman

Read the first time in full and on motion by Kraus seconded by  
Talarico and duly adopted, read the second time by title and  
referred to the Committee on Finance Regulations (and to the  
City Plan Commission for recommendation) (and Public Hearing to be held after due legal  
notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on  
the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock  
P.M., E.S.T.

Date: 8-8-72

Charles W. Westerman  
CITY CLERK

Read the third time in full and on motion by Kraus  
seconded by Hinga and duly adopted, placed on its passage.  
Passed (LOST) by the following vote:

	AYES <u>3</u>	NAYS <u>5</u>	ABSTAINED _____	ABSENT <u>1</u> to-wit:
Burns	_____	<input checked="" type="checkbox"/>	_____	_____
Hinga	_____	<input checked="" type="checkbox"/>	_____	_____
Kraus	<input checked="" type="checkbox"/>	_____	_____	_____
Nuckols	<input checked="" type="checkbox"/>	_____	_____	_____
Moses	_____	<input checked="" type="checkbox"/>	_____	_____
Schmidt, D.	_____	<input checked="" type="checkbox"/>	_____	_____
Schmidt, V.	_____	_____	_____	<input checked="" type="checkbox"/>
Stier	<input checked="" type="checkbox"/>	_____	_____	_____
Talarico	_____	<input checked="" type="checkbox"/>	_____	_____

Date 8-22-72

Charles W. Westerman  
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana as (Zoning  
Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. \_\_\_\_\_  
on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

ATTEST: (SEAL)

Charles W. Westerman  
CITY CLERK

John Nuckols  
PRESIDING OFFICER

Presented By me to the Mayor of the City of Fort Wayne, Indiana, on the \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_ at the hour of \_\_\_\_\_ o'clock M., E.S.T.

Charles W. Westerman  
CITY CLERK

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_\_\_  
at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ m., E.S.T.

\_\_\_\_\_  
MAYOR

It was moved by William Hinga and seconded by Winfield Moses, Jr., that the Standing Committee on Regulations be relieved of Bill No. G-72-08-13 and be acted upon by the "Committee of the Whole".

Bill No. G-72-08-13

**OF THE WHOLE**

REPORT OF THE COMMITTEE ON REGULATIONS

~~Do Not Pass~~  
Signed by

We, your Committee on

of the Whole  
Regulations

to whom was referred an Ordinance

Law  
MEMBERS

providing for the inspection of certain housing to

ensure compliance with the Minimum Housing Code before

such Housing is sold or rented.

① ~~I MAKE A MOTION THE COMMITTEE REPORT BE~~  
~~CONCURRED IN~~

② ~~I MAKE A MOTION SAID ORDINANCE BE~~ Put  
~~ON PASSAGE~~

have had said Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance Do Not PASS.

Eugene Kraus, Jr., Chairman

James S. Stier, Vice-Chairman

William T. Hinga

Paul "Mike" Burns

Vivian G. Schmidt

DATE 8/27/72

CHARLES W. WESTERMAN, CITY CLERK

Samuel J. Talarico

Winfield Moses Jr.

and others

CONCURRED IN

William T. Hinga  
Paul "Mike" Burns

Samuel J. Talarico  
Winfield Moses Jr.

Q. Schmidt



Read the first time in full and on motion by \_\_\_\_\_ seconded by

\_\_\_\_\_ and duly adopted, read the second time by title and referred to the Committee on \_\_\_\_\_ (and to the City Plan Commission for recommendation) (and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock

P.M., E.S.T.

Date: \_\_\_\_\_ CITY CLERK

Read the third time in full and on motion by \_\_\_\_\_

seconded by \_\_\_\_\_ and duly adopted, placed on its passage.

Passed (LOST) by the following vote:

	AYES <u>5</u>	NAYS <u>3</u>	ABSTAINED _____	ABSENT _____ to-wit:
Burns	<input checked="" type="checkbox"/>	_____	_____	_____
Hinga	<input checked="" type="checkbox"/>	_____	_____	_____
Kraus	_____	<input checked="" type="checkbox"/>	_____	_____
Nuckols	_____	<input checked="" type="checkbox"/>	_____	_____
Moses	<input checked="" type="checkbox"/>	_____	_____	_____
Schmidt, D.	<input checked="" type="checkbox"/>	_____	_____	_____
Schmidt, V.	<u>A</u>	_____	_____	_____
Stier	_____	<input checked="" type="checkbox"/>	_____	_____
Talarico	<input checked="" type="checkbox"/>	_____	_____	_____

Date \_\_\_\_\_ CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

ATTEST: (SEAL)

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_-at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

\_\_\_\_\_  
CITY CLERK

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ m., E.S.T.

\_\_\_\_\_  
MAYOR

A G E N D A

COMMON COUNCIL OF FORT WAYNE, INDIANA

7:00 P.M. COMMITTEE SESSION - TUESDAY, AUGUST 22, 1972  
ROOM 124 - COUNCIL CONFERENCE ROOM

7:30 P.M. LEGAL PUBLIC HEARING - TUESDAY, AUGUST 22, 1972  
ROOM 125 - COUNCIL CHAMBERS

8:00 P.M. REGULAR COUNCIL SESSION - TUESDAY, AUGUST 22, 1972  
ROOM 125 - COUNCIL CHAMBERS

ORDER OF BUSINESS

CALL TO ORDER

JOHN NUCKOLS  
PRESIDENT OF COUNCIL

ROLL CALL

CHARLES W. WESTERMAN  
CITY CLERK

BURNS\_\_\_\_\_, HINGA\_\_\_\_\_, KRAUS\_\_\_\_\_, NUCKOLS\_\_\_\_\_, MOSES\_\_\_\_\_,  
DONALD J. SCHMIDT\_\_\_\_\_, VIVIAN G. SCHMIDT\_\_\_\_\_, STIER\_\_\_\_\_, TALARICO\_\_\_\_\_,

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GREETING FROM THE MAYOR

DELIVERED BY THE CITY CLERK

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STANDING COMMITTEE ASSIGNMENTS

ORDINANCES FOR INTRODUCTION

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FINANCE COMMITTEE

WILLIAM T. HINGA, CHAIRMAN

ACTION

S-72-08-19	AN ORDINANCE approving a certain bid document with Allen County Tractor Sales, Inc. for (2) Utility Tractors with trade-in.
S-72-08-27	(See Page 3)

REGULATIONS COMMITTEE

EUGENE KRAUS, JR., CHAIRMAN

<u>ACTION</u>	
Z-72-08-23	AN ORDINANCE amending the City of Fort Wayne Zoning Map No. E 11.
Z-72-08-24	AN ORDINANCE amending the City of Fort Wayne Zoning Map No. CC 13.
Z-72-08-25	AN ORDINANCE amending the City of Fort Wayne Zoning Map AA 6.
G-72-08-26	AN ORDINANCE providing for the declaration of nuisances in the case of abandoned, damaged buildings and vacant lots in the Central Business District and providing for abatement of the same.
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<u>PUBLIC WORKS COMMITTEE</u> <u>WINFIELD MOSES, JR., CHAIRMAN</u>	
S-72-08-18	AN ORDINANCE approving a contract with SHAMBAUGH & SON, INC. for construction of the Interim Phosphorous Removal System.
S-72-08-20	AN ORDINANCE approving a certain bid document with Vermeer of Indiana for (1) 1972 Stumper.
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<u>CITY UTILITIES COMMITTEE</u> <u>PAUL "MIKE" BURNS, CHAIRMAN</u>	
S-72-08-17	AN ORDINANCE approving an Agreement with BERGOT, INC. for installation of a water main on Cook Road in connection with Water Contract 7211.
S-72-08-21	AN ORDINANCE approving a certain bid document with General Electric Company for transceivers, Charge rack units and rechargeable batteries.

ANNEXATION COMMITTEEVIVIAN G. SCHMIDT, CHAIRMAN

<u>ACTION</u>	
	G-72-08-22 AN ORDINANCE Repealing Certain Annexation Ordinances.
	<u>ADMINISTRATION AND STATE LEGISLATION COMMITTEE</u> <u>JAMES S. STIER, CHAIRMAN</u> No Ordinances up for introduction
	<u>CITY-COUNTY LIAISON</u> <u>DONALD J. SCHMIDT, CHAIRMAN</u> No Ordinances up for introduction
	<u>PUBLIC RELATIONS COMMITTEE</u> <u>SAMUEL J. TALARICO, CHAIRMAN</u> No Ordinances up for introduction
	<u>FINANCE COMMITTEE</u> <u>WILLIAM T. HINGA, CHAIRMAN</u> S-72-08-27 AN ORDINANCE authorizing the execution of a deed to the State of Indiana for certain real estate owned by the City of Fort Wayne, Indiana

<u>LEGAL PUBLIC HEARING 7:30 P.M.</u>	
<u>FINANCE COMMITTEE</u> <u>WILLIAM T. HINGA, CHAIRMAN</u>	
<u>ACTION</u>	
A-72-08-01	AN ORDINANCE appropriating money for the purpose of defraying the expenses of the several departments of the City Government of the City of Fort Wayne, Indiana, for the fiscal year beginning January 1, 1973, and ending December 31, 1973, including all outstanding claims and obligations and fixing a time when the same shall take effect.
A-72-08-03	AN ORDINANCE appropriating funds from the unexpended and unappropriated balance of The General Fund of the 1972 Budget of the City of Fort Wayne.
G-72-08-14	AN ORDINANCE creating a Centralized Relocation Agency, and creating a position of Relocation Director and amending Special Ordinance No. S-713-71 by fixing the salary for such position for the year 1972.

STANDING COMMITTEE ASSIGNMENTS

ORDINANCES UP FOR PASSAGE

<u>FINANCE COMMITTEE</u> <u>WILLIAM T. HINGA, CHAIRMAN</u>	
<u>ACTION</u>	
A-72-08-01	AN ORDINANCE appropriating money for the purpose of defraying the expenses of the several departments of the City Government of the City of Fort Wayne, Indiana, for the fiscal year beginning January 1, 1973, and ending December 31, 1973, including all outstanding claims and obligations and fixing a time when the same shall take effect.
A-72-08-03	AN ORDINANCE appropriating funds from the unexpended and unappropriated balance of The General Fund of the 1972 Budget of the City of Fort Wayne.

FINANCE COMMITTEE

WILLIAM T. HINGA, CHAIRMAN

<u>ACTION</u>	
S-72-08-04	AN ORDINANCE fixing the tax levy for the City of Fort Wayne for the year 1973.
S-72-08-06	AN ORDINANCE approving Agreement to Purchase real estate from Seldum and Carolyn Shields.
G-72-08-14	AN ORDINANCE creating a Centralized Relocation Agency, and creating a position of Relocation Director and amending Special Ordinance No. S-713-71 by fixing the salary for such position for the year 1972.
	<p><u>REGULATIONS COMMITTEE</u> <span style="float: right;"><u>EUGENE KRAUS, JR., CHAIRMAN</u></span></p>
Z-72-04-24	AN ORDINANCE amending the City of Fort Wayne Zoning Map No. C-16
Z-72-04-25	AN ORDINANCE amending the City of Fort Wayne Zoning Map No. AA-11
G-72-08-13	AN ORDINANCE providing for the inspection of certain housing to ensure compliance with the Minimum Housing Code before such Housing is sold or rented.
	<p><u>PUBLIC WORKS COMMITTEE</u> <span style="float: right;"><u>WINFIELD C. MOSES, JR.</u></span></p>
S-72-08-07	AN ORDINANCE approving Agreement for Sewer Extension between Fort Wayne Community School Building Corporation and City of Fort Wayne, for sanitary sewer extension known as Northrop High School Sanitary Lateral Sewer Extension.
S-72-08-08	AN ORDINANCE approving a contract with DIEHL PUMP & SUPPLY COMPANY for furnishing water pumping equipment in connection with Federal Grant Project 11020 GYU, Section III.
S-72-08-09	AN ORDINANCE approving a contract with INDUSTRIAL FUEL OILS for 120,000 gallons of fuel oil.

<u>ACTION</u>	<u>PUBLIC WORKS COMMITTEE</u> <u>WINFIELD C. MOSES, JR., CHAIRMAN</u>
	G-72-05-29 AN ORDINANCE amending Sections 3, 6, and 14 of the Zoning Ordinance of the City of Fort Wayne, Indiana, pertaining to service station uses and abandoned service station buildings.
	<u>CITY UTILITIES COMMITTEE</u> <u>PAUL "MIKE" BURNS</u>
	S-72-08-05 AN ORDINANCE approving a contract with BEROT, INC. for Sanitary Sewer Improvement Resolution No. 853-1971.
	<u>ANNEXATION COMMITTEE</u> <u>VIVIAN G. SCHMIDT, CHAIRMAN</u>  No Ordinance up for passage
	<u>ADMINISTRATION AND STATE</u> <u>JAMES S. STIER, CHAIRMAN</u> <u>LEGISLATION COMMITTEE</u>  No Ordinance up for passage
	<u>CITY-COUNTY LIAISON</u> <u>DONALD J. SCHMIDT, CHAIRMAN</u>  No Ordinance up for passage
	<u>PUBLIC RELATION COMMITTEE</u> <u>SAMUEL J. TALARICO, CHAIRMAN</u>  No Ordinance up for passage

8:00 P.M. REGULAR COUNCIL SESSION CONVENES

INVOCATION REVEREND JON CARLSTROM, ASSISTANT PASTOR OF THE FIRST BAPTIST CHURCH

PRESENTATION OF THE NATIONAL COLORS SERGEANT-AT-ARMS, ART BARILE

ROLL CALL OF MEMBERS

CHARLES W. WESTERMAN, CITY CLERK

COUNCIL JOURNAL APPROVAL OF AUGUST 8, 1972

COMMUNICATIONS

- A. From Mayor Ivan A. Lebamoff  
Approval of Ordinances
- B. Report from the City Controller for the month of July, 1972.
- C. From the City Plan Commission, George Roser, Secretary
- D. Notice of Special Meeting to be held August 28, 1972,  
7:30 P.M., E.S.T. in the Council Chambers

INTRODUCTION OF ORDINANCES

ORDINANCES ON SECOND READING

MISCELLANEOUS BUSINESS

CHAIR OPEN FOR COMMENTS - FROM COUNCILMEN AND CITIZENS

RETIREMENT OF COLORS

ADJOURNMENT

Citizens requesting Common Council for an appearance on behalf of  
BILL NO. G-72-08-13

Ed Elkins	Mrs. Gilbaugh	Bob Sorrels
Bill Williams	Della Herman	Jim Henderson
Sue Messman	Irene Lymon	Allan Clauser
Chas. Redd	Jon Steensma	Mr. & Mrs. Carl Leech
Miss Witty	Antnon McQuire	Jessie Shelton
Bonnie Andrews	Rosemary Porter	

Citizens requesting Common Council for an appearance against  
BILL NO. G-72-08-13

Joseph Darnell  
John Hyde  
Martha Matinz



→ Kroule

Date 8-18 1972

## ALLEN COUNTY DEPARTMENT OF PUBLIC WELFARE

1002 S. CALHOUN STREET

FORT WAYNE, INDIANA

To The Office Of Mayor Ivan Lebamoff:

We, the undersigned, support the proposed ordinance brought before the City Council concerning the inspection of houses for rent or for sale whose assessed value is below \$4300.00. Because our clients are poor and often uneducated about the city housing code, too many of them are taken advantage of when they try to rent or buy a home.

Margaret Seast

Dorothy James

Bessie Hogg

Marilyn Johns, caseworker

Roberta Heller, caseworker

Nancy Stone

Beverly Melvin

Mary Liberman

Theresa Silbermann

Mary Johnson

Gary McClelland

Virginia Stevens

Robert Smith

Kathy Danielson

Susan C. Longee

Margaret Somerville

Marjorie McCague

Libby Owens

Carol Goodde

Mama E. Zunt

John D. Reside

Maryanne Beardslee

Mary Gritte

Mike Nelson

Sharon Scott

Mary Minnick

Barbara Fry

Lai Drake

Jean Heathouse

Marsha Lunn

Charles Kelley

Kathleen Johnson

Rosemary Jurbanowski

Judith Conley (caseworker)

Susan Tucker, caseworker

Lillian Walker

Lynn Sherman

Helen Hatten

Earl Raskosky

Joan Sullentrop

Alfred B. Hobbs

James P. Soland

Rita Lebaugh

Alberta Hines

Mary Ann Hayes

Steve Finkle (caseworker)

Judie Kane

Rymerrill

Donna

P.A. Burke

Vicki Baker

Jaye Ware

Kathleen D. Ford

Phyllis Lawrence

Judy Wallace

Karen J. Thomas

Sam Bailey

Lawell H. Barker

Yvonne Green

Richard J. Sato

Susan Frangello

~~Flora Springer~~

Frances Milan

Gloria Phipps

Donna E. Martin

Carol Lewis

Barbara Miller

Mary Norris

Mary Lion

Alene Henderson

Linda Valerius

Pam Roach

Manera Ruth Edelman

Ruby Marlene Shealy

Maion W. Treesh

Estella Woodruff

Jennifer Brooks

TFA statement

Allen Clause

DATE 8/24/72 CONCURRED IN  
CHARLES W. WESTERMAN, CITY CLERK

If the housing code could be enforced universally, most of the problems Tenants for Action is working on would be eliminated. Rats in houses, sewer backups, dangerous wiring, overcrowding-- and unsafe or unhealthy condition is covered by the code. Enforcement of the code would force owners to repair their houses and alleviate the shortage of decent homes for low income families.

This ordinance is a must if the city is to seriously enforce the Minimum Housing Code. This year the city and TFA have put pressure on slumlords to repair their dumps or face demolition and its expenses. To avoid expenses brought on by years of neglect, slumlords are desperately trying to sell their properties on any terms. Stories of houses being sold for one dollar are common.

Demos Gallender milked an apartment building at 618 W. Jefferson for over five years before the city ordered him to make extensive repairs. He refused to "throw money down a rat hole," as he put it, and deserted the property. The contract holder of the building was forced to assume responsibility for the repairs. Gallender has five other apartment buildings and we don't want to give him a chance to dump them, along with a list of repairs ordered by the city, on an unsuspecting buyer.

Another slumlord admitted to TFA that he tried to sell a house to the tenant who was renting it for the same monthly payment. He was behind on payments and the building was soon to be condemned-- facts the tenant didn't know. Fortunately she refused.

The consumer has a right to know the true condition of the property purchased or rented. The people who must rent and buy homes assessed at under \$3,000 are often naive in the area of real estate. They don't know how or when to complain to the Minimum Housing Division or even that such an agency exists. This ordinance would give the consumer the facts before he signs his name.

It would also prevent an owner from retaliating against someone who made a complaint because the city would initiate the inspection. It is quite easy for a landlord to determine who made the complaint and retaliate against him.

The old City Council was full of real estate dealers who blocked any attempt to enforce the code. Their private businesses benefited by being allowed to break the law, i.e., the housing code. Councilmen shouldn't be in office for personal financial gain.

Two present councilmen who oppose this ordinance are deeply involved in real estate speculation. Winfield Moses owns at least fifteen properties, including over 200 rental units valued at over 1½ million dollars. Donald Schmidt owns at least four houses, not counting any he would be buying on contract. Two of them were assessed at under \$3,000 and the others just over. How can councilmen with vested interests vote on this bill? TFA requests that Mr. Moses and Mr. Schmidt disqualify themselves on this issue.

Opposition to this ordinance come mainly from slumlords and speculators. The worse condition their properties are in, the harder they are fighting this bill. These are the people who will pay if the dealing of sub-standard, rat-infested dumps is stopped.

Joe Daenell is concerned because he is a slumlord. He owns five badly deteriorated inner city houses and ~~many~~ others which he is buying on unrecorded contracts. A tenant of his brought a complaint to TFA in June but we were too busy to take action then, although we looked at the house and took these pictures. The tenant said Daenell refused to repair the plumbing although raw sewage from an upsairs toilet was falling onto her floor. Before voting no on this ordinance we suggest that the councilmen tour all of Daenell's properties.

This bill should remain in committee. Some unsatisfactory details need to be worked out (inspection fees and \$3,000 cut off point) because this bill is so essential to the rebuilding of Fort Wayne.

Every time a house is torn down, more people must crowd into the existing housing and the prices go up. We cannot tolerate slumlords milking their properties until they're worse than junk and then benefitting from the housing shortage.

DATE 8/24/72 CONCURRED IN  
CHARLES W. WESTERMAN, CITY CLERK

FORT WAYNE URBAN LEAGUE'S

STATEMENT REGARDING

BILL NO. C-72-0813

*An ordinance providing for the inspection of certain housing to insure compliance with the Minimum Housing Code before such housing is sold or rented.*

The Fort Wayne Urban League, an affiliate of the National Urban League hereby states that it agrees with the intent of the above noted bill presently pending before the City Council of Fort Wayne, Indiana.

This bill is a noble effort to assist in the eradication of urban blight caused by negligence on the part of both the owner and the rentor.

We recognize that all of the existing structures in Fort Wayne are not in violation of the existing codes. We also recognize the fact that the general health and well-being of many of Fort Wayne's citizens is the joint responsibility of government and private enterprise.

The Fort Wayne Urban League wishes to express its views:

Section 1. We concur. We add that the abatement of violations must take place before the closing.

Section 2. We concur.

Section 3. We do not concur. We feel that no visible notice should be displayed. We do feel that it should be the sole responsibility of the landlord/owner to see that the Minimum Housing Division is notified of when the corrections have been completed and that the same division be notified when the property in question has been vacated.

Section 4. Where Section 3 has been complied with, Section 4 would not be necessary.

*Charles Westerman*

Page 2

Section 5 A 7 - We do not feel that a fee should be charged for the initial inspection. We do feel that failure on the part of the owner to comply with his obligation to notify the Minimum Housing Division of the vacancy and availability for inspection warrants a fine of \$25. Repeated acts of non-compliance will warrant a fine of \$100.

Because of the shortage of adequate and safe housing in Fort Payne, the Urban League feels that the correction of violations should be completed within sixty (60) days following verified notification of such violations.

Ind. Property Owners  
Assoc

45

Mrs. Phylliss Zudemaister

We the undersigned are opposed to Bill #G-72-08-13 on minimum housing requirements and inspections, presently being considered by City Council, for the following reasons:

1. The bill is discriminatory in that it attacks a certain group of properties and exempts others. Who is to say that the price of a house determines its ability to pass a minimum code inspection? It would seem that this part of the bill is directed at small investors with the aim of driving them out of business, while protecting the big investor.
2. The bill is unconstitutional. It interferes with the buyer's right to buy and the seller's right to sell property. It would make the seller a captive land-owner. (See Sec.3 of the ordinance).
3. The fee charges for inspection is discriminatory in that it assesses special groups for law enforcement purposes, and exempts others who would be beneficiaries, namely the tenants and buyers of real estate. The responsibility of law enforcement should fall to all citizens, not to just a few. The financing of such an assessment should be made by all taxpayers under our present system of collecting taxes, or whatever future system that is equitable should be used for this purpose. When a fireman puts out a fire he doesn't send a bill to the person he has served. When the policeman makes an arrest, he doesn't send a bill to the complaining citizen. Why then should a law insisting on inspections be paid by the property owner involved? This should be every citizen's responsibility.
4. The bill delegates too much power and authority to an agency that could be used for harassment purposes against certain property owners, depending on the whim of those representing the enforcing agency.

We the undersigned feel that consideration should be given to all citizens, that the Mayor and City Councilmen are to represent the interests of all the citizens.

Mrs. Zoud 1440 Radical. ——— City  
Mrs. Dipe Pence 827 Kinnaird " "  
Mr. Richard Pence " " " "  
Mrs. Walker 827 1/2 Kinnaird " "  
Mrs. Bick 813 Kinnaird Ave. " "  
Mrs. James Keller 824 Kinnaird " "  
Mrs. G. Schmiemann 812 Kinnaird — " "

Mrs. Donora P. Allen	811 Kennard Ave.	City
Mrs. Fern Campbell	817 Kennard Ave	"
Mrs. Sharon Fair.	4513 Werling Dr.	"
Mr. Ronald Bailey	821 Kennard Ave.	"
Sarah Rebecca Bailey	821 Kennard Ave.	"



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also Patirical abuse  
under table in new  
reasons above also

\$5 is way to high for 1/4 hr  
Inspector that don't know pipe  
from a transformer and have  
the house inspected 1-6 times  
a year

Loris Rental Service  
Dr. Reynolds  
Box 2762 51 Maps  
Fort Wayne

To: Mayor Ivan Lebamoff and City Council

Subject: Tell the Rentor the Real Facts

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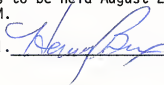
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I am against this Bill.



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*Hellio F. Wing*

*RENTOR.*



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*Doris Savin*

*Rentor*

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Mary Lou Clark

*Rentor*

Property owners don't be tricked by the home inspection bill!

The Home Inspection Bill discriminates against 65 to 70% of the home owners in Fort Wayne whose property tax is already too high!

This attempt is being carried out in a cold blooded manner under the disguise of attacking the slumlord and helping the poor.

The Mayor will add a legion of inspectors to his payroll, and your taxes to help with his re-election by passing this bill.

Hiding under the statement of \$3,000 assessed value -- This actually means homes worth up to \$15,000.

This bill will be especially damaging to the single home owner, who wants to sell to the small real estate investor, because of the wide unlimited power given to the inspector to keep the property from being rented or sold, while high cost contractors fly overhead ready to pick the bones.

The small real estate investor with frequent vacancies would perish under the recurring \$25.00 charge that the bill permits.

We in Fort Wayne already have a city code that has been law for a long time, with inspectors making inspections when called by the renter.

The only difference this bill proposes is to place the hardship on the small home owner having to go downtown to the city and take up his time to pay this recurring \$25.00 charge for the new added inspectors.

Who needs this \$25.00 from every owner and for what? 60,000 homes = \$1,500,000.00.

This bill is not defeated!

The only way this bill can be defeated is by calling, writing, or otherwise contacting the councilman representing you in your district and asking him to vote no!

There will be a public town Council meeting on Tuesday, August 22, 1972 at 7:30 P.M. in Room 124, please come.

Please sign this -- name and address -- your signature will petition your councilman to vote NO on the Housing Ordinance or on any amended version of it.

Buck Mathias

853 W. DeWald St.

Name

Address

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Mr. John James  
Name

2717 So. Lafayette  
Address

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*Mr. & Mrs. Ralph Ryfield*

*1018 Baxter St.*



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*Mr. & Mrs. Ralph E. Thomas*  
*3301 Oliver St. City.*

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Name Mrs. E. Jones Address 439 E. Douglas Ave

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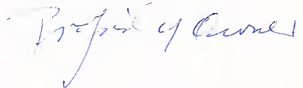
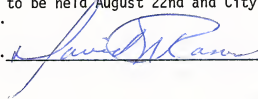
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*W. Langhans*

*Properly done*

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3. The fee charges for inspection is discriminatory in that it assesses special groups for law enforcement purposes, and exempts others who would be beneficiaries, namely the tenants and buyers of real estate. The responsibility of law enforcement should fall to all citizens, not to just a few. The financing of such an assessment should be made by all taxpayers under our present system of collecting taxes, or whatever future system that is equitable should be used for this purpose. When a fireman puts out a fire he doesn't send a bill to the person he has served. When the policeman makes an arrest, he doesn't send a bill to the complaining citizen. Why then should a law insisting on inspections be paid by the property owner involved? This should be every citizen's responsibility.
4. The bill delegates too much power and authority to an agency that could be used for harassment purposes against certain property owners, depending on the whim of those representing the enforcing agency.

We the undersigned feel that consideration should be given to all citizens, that the Mayor and City Councilmen are to represent the interests of all the citizens.



To: Mayor Ivan Lebamoff and City Council

Subject: Tell the Rentor the Real Facts

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Consider these figures some 300 to 500 landlords in the city would possibly vacate and rent 100 apartments in one week.

100 apartments x \$25.00 inspection fee

= \$2,500 per week

x 52 weeks

or \$130,000 in one year

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Now isn't that ridiculous considering the fact that the City already has the right to inspect properties under minimum housing any time they please.

The rentor is the consumer and the consumer always pays.

The council meeting is to be held August 22nd and City County Building, approximate time 7 P.M.

I am against this Bill.

Mrs. Betty L. Griffin

~~1~~ Dangle working  
mother Property owner

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John W. Bechtel

Property Owner  
Elderly Couple

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I am against this Bill. Mrs. Nancy E. Strickland.

West Howell  
Property Owner

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Debra's Whist

*Sutterfield*

*Rentor*

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Estelle D. Barker

Pontiac st

Rentor

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*Lee A. Murphy*

*Leibmanoff*

*Rentor*

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*Karen J. Murphy*

*Sutterfeel*

*Rentor*

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I am against this Bill. Edwin W. Fahrwald.

Rentor



We the undersigned are opposed to Bill #G-72-08-13 on minimum housing requirements and inspections, presently being considered by City Council, for the following reasons:

1. The bill is discriminatory in that it attacks a certain group of properties and exempts others. Who is to say that the price of a house determines its ability to pass a minimum code inspection? It would seem that this part of the bill is directed at small investors with the aim of driving them out of business, while protecting the big investor.
2. The bill is unconstitutional. It interferes with the buyer's right to buy and the seller's right to sell property. It would make the seller a captive land-owner. (See Sec.3 of the ordinance).
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The small real estate investor with frequent vacancies would perish under the recurring \$25.00 charge that the bill permits.

We in Fort Wayne already have a city code that has been law for a long time, with inspectors making inspections when called by the renter.

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Who needs this \$25.00 from every owner and for what? 60,000 homes = \$1,500,000.00.

This bill is not defeated!

The only way this bill can be defeated is by calling, writing, or otherwise contacting the councilman representing you in your district and asking him to vote no!

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Thomas Landolt 927 West Deward  
Name Address

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Howard Prestor

2907 1/2 W. Main

Name

Address

To: Mayor Ivan Lebamoff and City Council

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I am against this Bill.

Steven R McAfee  
1231 W. Washington

To: Mayor Ivan Lebamoff and City Council

Subject: Tell the Renter the Real Facts

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Louise A. Walker  
1231 W. Washington

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Ray S. Clark  
1107 Northlawn Dr.

To: Mayor Ivan Lebamoff and City Council

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*Mark Michter*  
*1138 St Joe Blvd*

Property owners don't be tricked by the home inspection bill!

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This attempt is being carried out in a cold blooded manner under the disguise of attacking the slumlord and helping the poor.

The Mayor will add a legion of inspectors to his payroll, and your taxes to help with his re-election by passing this bill.

Hiding under the statement of \$3,000 assessed value -- This actually means homes worth up to \$15,000.

This bill will be especially damaging to the single home owner, who wants to sell to the small real estate investor, because of the wide unlimited power given to the inspector to keep the property from being rented or sold, while high cost contractors fly overhead ready to pick the bones.

The small real estate investor with frequent vacancies would perish under the recurring \$25.00 charge that the bill permits.

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Who needs this \$25.00 from every owner and for what? 60,000 homes = \$1,500,000.00.

This bill is not defeated!

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Dea m. Joad 1302 E. Lewis St.

Name

Address



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Angelo Jannucilli 444 S. Manzan

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Name Walt Ambody 4522 Spang Dr  
Address

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Reed C Shaffer  
Name

1541 Magnolia Lane  
Address

City

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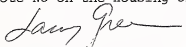
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LARRY GREEN

1321 SUNSET DRIVE

Name

Address

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Name Victor Seewald Address 2737 W Washington Center Rd

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Fred Epstein  
Name

5014 Canislot Dr. Fort Wayne  
Address



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Name \_\_\_\_\_  
2510 Oakridge Road  
Address \_\_\_\_\_



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George Brangham 10352 Tennessee Ave.  
Name Address

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Mrs. V.H. Stoney 2018 Graham Rd  
Name Address

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4 Mrs. Willie Outlaw 129 E. Wildwood

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Willis Bennett  
Name

3122 S. Hanna  
Address

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Name Walter Bone Address 2123 WESTBROOK #6805

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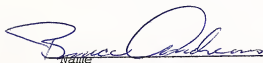
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Mrs. Fred Hawes 2010 Denton Dr 76  
Name Address

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Raymond Ziegler 1010 Huestis Ave  
Name Address



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Mrs. Mable B. Newling  
R1, Box 165  
Coldwater, Mich.

To: Mayor Ivan Lebamoff and City Council

Subject: Tell the Rentor the Real Facts

The City Council in a nutshell is trying to get an ordinance through that any time an apartment is up for rent, some City Official is to inspect it and give his version as to whether it can or cannot be rented....then charge \$25.00 to the landlord---whatever the outcome.

Consider these figures some 300 to 500 landlords in the city would possibly vacate and rent 100 apartments in one week.

100 apartments x \$25.00 inspection fee

= \$2,500 per week

x 52 weeks

or \$130,000 in one year

would have to be absorbed by the rentor in higher rents....not by the people or rentor who can afford to live in a higher rent district, but by lower income class only.

Now isn't that ridiculous considering the fact that the City already has the right to inspect properties under minimum housing any time they please.

The rentor is the consumer and the consumer always pays.

The council meeting is to be held August 22nd and City County Building, approximate time 7 P.M.

I am against this Bill. Murphy Blockum 2712 So. Harmon St

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Name

Beth F. Howard

Address

133 E. Fulton

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Lewis F. Orr 2220 OXFORD F.W. WADE / W

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Arthur J. Jones  
Name

7018 Beatty Ave 46809  
Address  
city

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Carol H. Shaffer 820 W. Jefferson St., City  
Name Address

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Mrs. Helen Wells - 3215 Wacey St Wayne, Ind.  
Mrs. Murray G. Vicker. 2828 Raymond Ct  
(tenent)  
Mr. Stanley Reed. 3214 Rodgers. (prop owner  
for 25 yrs)  
Mr + Mrs. Stanley C Reed 6511 Shoaf Rd. (prop owner.  
for 8 yrs)

Mrs. Otis Lindgren 3213 Rodgers Ave. property owner for  
18 yrs



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Don W. Meyer  
33/ Hudson Br.  
Foster Agency, Inc.

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*Phyllis Zuttermeister* 3005 North Anthony Blvd.

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We the undersigned feel that consideration should be given to all citizens, that the Mayor and City Councilmen are to represent the interests of all the citizens.

*Edna J. Barkley (Ame)* 2515 - Fenace Rd.  
*Don Cone - property owner* 2811 S. Clinton  
*Janita Pfeiffer* 11 2812 - 3rd St.  
*Mrs Alline Flatt* 2815 - S. Clinton  
*Roberta M. Hacker and son David W.* 2829 S. Clinton  
*Leonard Summons* 2801 - S. Clinton  
 222 E. Keith St.

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August D. Gregory 5417 Yorkshire Dr.

743-4200

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Rosie Adams

Janice Lowndes

Bruce W. Clinger

827 Wilt

829 1/2 Wilt

817 1/2 Wilt St.

Ray Perrigree 824 Wilt St City

Judy Perrigree 824 Wilt St

Edith Sawyer 828 Wilt St

Carl W. Sawyer 828 Wilt St

Helen Saul 819 Wilt St

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N. M. Brinkman 913 Huffman St

Anna Keller 115 E Williams

Emma Heim 2310 Goshen Rd.

Mrs Mary Davies 2712 Poinsett Dr.

Ronnie E. Carnahan 1112 Columbia

Rod E. Carnahan 1102 Columbia

Gordon Horvath 2717 Poinsett

Kathy Heffelfinger 2902 Poinsett Dr. City

Robert E. Heffelfinger 806 E Heffelfinger



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Mrs. Leona Valtz owner 1314 W. Jefferson

Mrs. Sylvia Hinds owner 1215 ~~Streets~~ <sup>Streets</sup>

Mr. Edw. T. McLe 1129 Garden (owner)

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Whitney Brown 3335 Anall Ave  
Waldo Hefelfinger - 2902 Poinsette Dr  
William S. Ashcraft 910 Irene Ave  
Frank R. Soule 3483 Guy League Dr  
Paul L. Myers 1315 Cass St

Ernest C. Hues - 1633 Cass St.  
Russ Armstrong - 1717 Rosemont Dr  
P E Evans 1615 Spring St

Property owners don't be tricked by the home inspection bill!

The Home Inspection Bill discriminates against 65 to 70% of the home owners in Fort Wayne whose property tax is already too high!

This attempt is being carried out in a cold blooded manner under the disguise of attacking the slumlord and helping the poor.

The Mayor will add a legion of inspectors to his payroll, and your taxes to help with his re-election by passing this bill.

Hiding under the statement of \$3,000 assessed value -- This actually means homes worth up to \$15,000.

This bill will be especially damaging to the single home owner, who wants to sell to the small real estate investor, because of the wide unlimited power given to the inspector to keep the property from being rented or sold, while high cost contractors fly overhead ready to pick the bones.

The small real estate investor with frequent vacancies would perish under the recurring \$25.00 charge that the bill permits.

We in Fort Wayne already have a city code that has been law for a long time, with inspectors making inspections when called by the renter.

The only difference this bill proposes is to place the hardship on the small home owner having to go downtown to the city and take up his time to pay this recurring \$25.00 charge for the new added inspectors.

Who needs this \$25.00 from every owner and for what? 60,000 homes = \$1,500,000.00.

This bill is not defeated!

The only way this bill can be defeated is by calling, writing, or otherwise contacting the councilman representing you in your district and asking him to vote no!

There will be a public town Council meeting on Tuesday, August 22, 1972 at 7:30 P.M. in Room 124, please come.

Please sign this -- name and address -- your signature will petition your councilman to vote NO on the Housing Ordinance or on any amended version of it.

Victor M. Reveron  
Name

446 5th St. Ft. Wayne, Ind  
Address

Michael Eldridge

1126 Nelson.

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3333 Freeman St - Wayne Kelly  
2145 Taylor - Lucy Maselaris  
5149 Tanager Way - Kenneth R Edelbrock.  
1332 Swimway St. Kenneth R. Kelly  
4619 Gorington Rd. R. Harmon  
3202 Gorington Road Harry Edelbrock  
2301 Thompson Paul E. Harmon

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Chester P. Spencer 707 Paulding Rd.  
Bertrude Sweet 5707 Decatur Road  
T. J. E. Arick 3409 S. Hanna  
LeRoy J. Beck 2409 Ivy Run  
Charles H. Wiggins 1344 Paulding Road  
Harold R. Wiggins 5707 Decatur Rd.

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Fred Bryant 2908 Monroe  
Calvin Frankiger 536 E. Wayne  
Jim Myers 536 E. Wayne  
Viviana M. Hawk 6435 Maywood Circle



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Mrs Sherman Brown  
1306 Huron St  
Fort Wayne Ind

Thomas E. Delany  
727 Hope Ave  
FORT WAYNE, IND.

Rudy H. Fitchard  
414 Center St  
Fort Wayne, Ind.

Garrett Cogdell  
415 Center St Apt 2

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P. H. Clausen

1234 Stephen St.

Richard M. Keefe

914 W. Jefferson

Robert E. Builbak

4041 Elm Baker

Delores Stiles

1216 Broadway

OVER

Hanna Bryant

404 1/2 W. Baker

Leo D. Edward

1238 Stapplet

Hazel Detamari

1305 Stapplet

Colvin C. Patterson

1305 Stapplet St.

Geo M. Wilky

1935 Sweeney Ave

Flora G. Wiley

1235 Sweeney Ave

Willie E. Eldridge

1815 Van Buren St

Barbara Lewis

2419 Edsall

Edna Lewis & Hatfield

2702 Schele

Phil Spice

2702 Schele

Mrs. Leroy Kanning

1240 Stapplet

Leroy H. Kanning

1240 Stapplet St.

Boyd M. Turner

722 W. H. St

Mrs. Marshall O. Turner

1116 Van Buren St

Daniel M. Tilton

Mary Jane Tilton

817 Wilk. H. W. Way

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To: Mayor Ivan Lebamoff and City Council

Subject: Tell the Renter the Real Facts

The City Council in a nutshell is trying to get an ordinance through that any time an apartment is up for rent, some City Official is to inspect it and give his version as to whether it can or cannot be rented....then charge \$25.00 to the landlord---whatever the outcome.

Consider these figures some 300 to 500 landlords in the city would possibly vacate and rent 100 apartments in one week.

100 apartments x \$25.00 inspection fee

= \$2,500 per week

x 52 weeks

or \$130,000 in one year

would have to be absorbed by the rentor in higher rents....not by the people or rentor who can afford to live in a higher rent district, but by lower income class only.

Now isn't that ridiculous considering the fact that the City already has the right to inspect properties under minimum housing any time they please.

The rentor is the consumer and the consumer always pays.

The council meeting is to be held August 22nd and City County Building, approximate time 7 P.M.

I am against this Bill. Ronald E Dennis

902 W DeWald St.

Fort Wayne, Indiana

745-4534

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I am against this Bill.

*Mrs. Ale Mathias*  
*853 W. Elwood*

GENERAL ORDINANCE NO. G-\_\_\_\_\_

AN ORDINANCE providing for the inspection of certain housing to ensure compliance with the Minimum Housing Code before such Housing is sold or rented.

WHEREAS, substandard housing is one of the most serious problems existing in the City of Fort Wayne, Indiana, affecting the physical and mental health of the inhabitants of said City, creating blight which affects property values throughout many sections of the City and which renders the operation of commercial enterprises impracticable in many sections of said City; and

WHEREAS, substandard housing is becoming evermore prevalent in said City; and

WHEREAS, the persons who buy or rent substandard housing units tend to be persons of limited sophistication and with limited financial resources, so that such persons do not always readily perceive the disadvantages to a proposed purchase or lease of real estate and so that any inequity is particularly burdensome to such persons.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. No house within the city limits of the City of Fort Wayne, Indiana which is assessed for tax purposes at a value of \$3,000.00 or less, shall be sold to anyone who intends to use it as a residence, either for himself or for lessees, unless, before the transfer of the deed or before the signing of the contract, if the property is being sold on contract, there has been an inspection by the Minimum Housing Division of said City for the purpose of determining whether the house is in all respects in compliance with the Minimum Housing Code of said City.

SECTION 2. No house within the city limits of the City of Fort Wayne, Indiana, which is assessed for tax purposes at a value of \$3,000.00 or less, and no rooms within any such house, shall be leased, rented, or otherwise turned over for occupancy by anyone intending to use such house for residential purposes or to sub-lease, sub-rent, or otherwise turn the house over to a third person for occupancy as a residence unless the house has been inspected within two weeks of the commencement of the occupancy by the lessee, renter or other occupant, such inspection to be conducted by a representative of the Minimum Housing Division of said City, to insure that the house complies in all respects with the Minimum Housing Code of said City.

SECTION 3. In the event that a house fails to comply with the Minimum Housing Code of said City, the Minimum Housing Division shall place a placard, in a size and form to be selected

Donald A. Arick 3409 S. Hanna St  
Robert D. Sweet 5707 Decatur Road  
Jerry W. Hefrichter 5701 Decatur Rd.  
Terry L. McComb 5106 Lillie St.

These  
signatures  
are against  
this ordinance



by said Division, in a prominent place upon the front and back of said house. Said placard will convey the information, that because of such noncompliance, said house may not be sold, leased, rented or otherwise turned over to anyone for occupancy until all defects have been corrected.

SECTION 4. When said house has been brought into such condition that it complies in all respects with the Minimum Housing Code of said City, the Minimum Housing Division of said City shall remove such placards from the back and front entrance.

SECTION 5. It shall be the duty of the owner, vendor, or lessor to apply at the office of the Department of Relocation and Minimum Housing for such inspection and pay such fee or fees provided for under Section 7 of this Ordinance.

SECTION 6. It shall be a misdemeanor for anyone other than the Minimum Housing Division of said City to remove such placards. Upon Conviction of such a misdemeanor, the person found guilty shall be fined an amount not to exceed \$500.00 and/or imprisonment for a term not to exceed 30 days.

SECTION 7. The Minimum Housing Division of said City shall charge a fee of \$25.00 for the initial inspection of each house which is inspected pursuant to the requirements of this Ordinance. In the event the house does not comply with the Minimum Housing Ordinance of the City of Fort Wayne upon such an initial inspection, there shall be a fee of \$10.00 for each reinspection until there is such compliance. Provided, that in the event there is not compliance within three months of the date of the initial inspection, then any additional inspection shall be treated as an initial inspection and there shall be a fee of \$25.00

SECTION 8. This Ordinance shall be in full force and effect from and after passage, approved by the Mayor and legal publication thereof.

---

Councilman

Monday 8 - 6

Tues. 4:30 P.M. to meeting 7:30

Minimum Housing Ordinance - Violating <sup>& exceeding</sup> civil law  
and property rights of all property owners.

---

Ordinance to require tenants responsibility

---

Then the present Ordinance

33-

Property owner  
Landlords to pay for  
sewage cleanup from

---

Property owner <sup>to</sup> pay Sewer  
Promises

---

6:00 75

\$25.00

2.00  
6.

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*Mr. Wm H. Thurber 648 Lawton Pl.  
Patricia R. Thurber 648 Lawton Pl.*

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William Glover 3203 Flutter Road City.  
 Nelson B. Allmonday 1301 W. 16th Ave Livington.  
 Raymond McNeill 1301 Glenwood Ave

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Wayne L. Ellis  
 3615 Avondale Dr.  
 Robert M. Gross  
 4115 Vance Ave.  
 Richard D. Schurenberg  
 2110 August Dr.  
 Ted Bangert  
 401 W. Concord Ln.

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NAME	ADDRESS	NAME	ADDRESS
John O. SREAD	2637 STERLING AVE	Luella Fleming	7111 Cranberry drive
ALICE M. SREAD	2637 STERLING AVE	Juni Fleming	7111 Cranberry drive
James R. Sprout	524 Blueberry Lane		
Bernardine H. Sprout	524 Blueberry Lane		
VIRGIL WIRICK	3333 Vesey AVE		
KATHYRAN WIRICK	3333 Vesey Ave		

Name	Address	Name	Address	Name	Address
H. Schweizer	2617-Reed St				
Jack Keesom	Sweeney St				
Frederick Robey	3205 Freeman St				
Walter Hubert	3128 Thompson Ave				
Sam Marino	1904 3rd				
Alva Osterman	Monroeville				
Hubert Adams	<del>3127</del> 523 Hendricks St				
Kenneth Bowers	3101 Portage				
Ed. Struckey	932 W Bery				
J.J. Daenell	2109 Klug Dr.				
C.2. Daenell	2109 Klug Dr.				

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Dale "Buck" Mathias  
853 W. De Wald St.

Roland W. MacRae  
1317 Illinois Drive

Ralph J. Furb  
2822 Oliver St

Carl W. Kramers  
930 W Main

Beth Mathewson  
1216 Runnion Ave.,  
Edna Bidlack  
2522 Crescent Ave.

Joseph J. Rager  
2401 Hazelwood Ave.



To: Mayor Ivan Lebamoff and City Council

Subject: Tell the Rentor the Real Facts

The City Council in a nutshell is trying to get an ordinance through that any time an apartment is up for rent, some City Official is to inspect it and give his version as to whether it can or cannot be rented....then charge \$25.00 to the landlord---whatever the outcome.

Consider these figures some 300 to 500 landlords in the city would possibly vacate and rent 100 apartments in one week.

100 apartments x \$25.00 inspection fee

= \$2,500 per week  
x 52 weeks

or \$130,000 in one year

would have to be absorbed by the rentor in higher rents....not by the people or rentor who can afford to live in a higher rent district, but by lower income class only.

Now isn't that ridiculous considering the fact that the City already has the right to inspect properties under minimum housing any time they please.

The rentor is the consumer and the consumer always pays.

The council meeting is to be held August 22nd and City County Building, approximate time 7 P.M.

I am against this Bill. John R. Oresby  
James C. Oresby  
902 W. Creighton

To: Mayor Ivan Lebamoff and City Council

Subject: Tell the Renter the Real Facts

The City Council in a nutshell is trying to get an ordinance through that any time an apartment is up for rent, some City Official is to inspect it and give his version as to whether it can or cannot be rented....then charge \$25.00 to the landlord---whatever the outcome.

Consider these figures some 300 to 500 landlords in the city would possibly vacate and rent 100 apartments in one week.

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The council meeting is to be held August 22nd and City County Building, approximate time 7 P.M.

I am against this Bill. \_\_\_\_\_

*Martha G. Harter*  
*1023 1/2 Crescent Av.*  
*Dale C. Harter*  
*1023 1/2 Crescent Av.*

To: Mayor Ivan Lebamoff and City Council

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I am against this Bill.

*Mrs. Lebamoff Johnson - 3321 Oliver St*  
*Mrs. Robert J. Gonzales 2950 Lillie St*  
*David Jones 2950 Lillie St.*

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Robert L. Pollock  
127 W. Fleming Ave.  
H. Wayne, Chairman  
46807

Mr & Mrs. C.C. Showalter  
Mr & Mrs. Terrance Williams  
Mr & Mrs. John Steel  
Mr & Mrs. Fred Brown

3306 Oliver St.  
3224 Oliver St.  
3228 Oliver  
2827 Dexter Dr.

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Mr & Mrs. Ralph E. Thomas 3301 Oliver St. City.  
Mr & Mrs. Daniel R. Dandrea 3317 Oliver St. City  
Mr & Mrs. Floyd C. Carrier 3302 Oliver St. City.  
Mrs Mildred Gehring 3312 Oliver St. City  
Mr & Mrs Ralph E. Gehring 4518 Wilmette St. City  
William F. Gehring 3312 Oliver St. City

Mr. & Mrs. Ralph Refeld, Jr.	1018 Baxter St.
Mr. & Mrs. Charles V. Koontz	3309 Oliver St.
Mrs. Helen V. Johnson	3321 Oliver St.
Mrs. Mrs. Robert J. Gromley	2950 Hillie Street
Joe Jones	2950 Hillie St
Eileen Dandria -	414 E. Berry
Ester M. Beck	3225 Oliver St
Mr. & Mrs. Donald E. Lussel	3325 Oliver St
Mr. & Mrs. Richard Mills	3401 Oliver St
Mary E. Tobianski	3405 Oliver St.
Allen Smith	3412 Oliver St.
Mr. & Mrs. R. L. Haslup	3417 Oliver St
Helen Novack	239 W. Lewis
Mrs. Rena Wensinger	618 West Brackenridge St.

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William F. Christen

Judith D. Christen

Frank Albright

Helen Krieg

Jean Foust

Wayne Beers

Shirley Clemm

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NAME	ADDRESS
Ralph E. Beard	2704 W. Hte. gth 19
Nick L. Franklin	1138 St. Joe Blvd.
William Clifton	1138 St. Joe Blvd.
Phillip H. Clifton	1138 St. Joe Blvd.
Gene L. Nester	1744 Northlawn Dr.



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NAME

ADDRESS

David L. Beard  
Bob Beard  
Mike Whitman

2722 White Oak Av.  
1506 Fisher St.  
1229 W. 11th St.

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Joseph Di Gregory  
417 Pasadena Drive  
City of Fort Wayne  
Indiana.

Josephine Di Gregory  
417 Pasadena Drive  
Fort Wayne Indiana

Mr. E. L. Lanier  
425 Pasadena Drive

Ernest Hoffman  
4509 Buell Drive

Mrs Anna Richter  
409 Pasadena Dr.

Donald J. Junk  
415 Pasadena Dr

Mrs. Sue Rapp  
4320 Fairfield Ave,

Leslie Frane  
443 Pasadena Dr.

Mrs. Leslie Frane  
443 Pasadena Dr.

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Jeter M Chaney 1720 Short St  
Larry L. Dufford 608 Hittmas  
Edgar W. Kennecker 1738 Short  
Michael E Riepert 526 Putnam St.

Ronald Dowsy 526 Putnam st.  
Mr. & Mrs. Willard Mellick 506 Putnam  
Arthur Torrance

Mr & Mrs Robert C Ecker 1721 Courtland Ave  
Arthur L. Knoll 1711 Courtland

Mr & Mrs G. Poehling 1705 Courtland

Irene M. Lenschen 1701 Courtland

Francis L. Hill 1716 Courtland

Mr & Mrs Geo. Fritz 418 Putnam St.

Mr & Mrs Robert Crosby 424 Putnam

Bonnie Mennick - 606 Huffman

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Evelyn Di Gregory - 12157 Golden Road  
Lena M. Ferguson 447 Pasadena Pl.

Jack Reith 7526 Kingsway Pl.

Marie Reith 7526 Kingsway Pl.

Lenette Pettigrew 1645 Fairhill Rd.

Phillip Pettigrew 1645 Fairhill Road.

Susan J. Waters 2424 Clifton Hills Dr. St. Hayes.

Dennis L. Waters 2424 Clifton Hill Dr. St. Hayes

Cedric Di Gregory 12157 Golden Road.

Glenn Woods 1911 St. Andrews Lane

Ronda Woods 1911 St. Andrews Lane

Rick Waters 117 Heatherwood Lane

Diana Waters 117 Heatherwood Lane

John D. Waters 1231 E. Washington

A. Gene Waters 1231 E. Washington

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O VER



RALPH CYOUNG SR.

1329 ZOLLARS AVE

4

Edna Davis

1330 Zollars Ave

T. P. O'Connell Jr

1126 Lynn Ave

Harley A. Lunde

2122 27th Ave

Frank M. Hall

3115 Parnell

Lester C. Blumel

Robert B. Johnson

1115 Edgerton

Trigsten, Dispy

3535 Putnam Blvd

A. E. Allen

943 Home

David E. Webb

5605 Allendale Dr. Ft. Wayne

Betty J. Wall

5605 Allendale Dr. Ft. Wayne

William F. Schulte

939 High Street

Walter G. Roberson

928 PUTNAM Ft. Wayne

Roseanna Roy

1918 W. Main

Lavern W. Ott

1214 Park

Lorine Orr

1214 Park

Carl Frankenstein

1203rd Semler

Betty Brandt

1908 Sprague

Ed Richardson

642 W. 4th St.

Lazores Rejzios

7614 Worth Drive

Richard Krieger

2917 Plaza Dr.

Richard Frame

2532 ST Mary Ave

Stanley Frank

3118 Alexander

We the undersigned are opposed to Bill #G-72-08-13 on minimum housing requirements and inspections, presently being considered by City Council, for the following reasons:

1. The bill is discriminatory in that it attacks a certain group of properties and exempts others. Who is to say that the price of a house determines its ability to pass a minimum code inspection? It would seem that this part of the bill is directed at small investors with the aim of driving them out of business, while protecting the big investor.
2. The bill is unconstitutional. It interferes with the buyer's right to buy and the seller's right to sell property. It would make the seller a captive land-owner. (See Sec.3 of the ordinance).
3. The fee charges for inspection is discriminatory in that it assesses special groups for law enforcement purposes, and exempts others who would be beneficiaries, namely the tenants and buyers of real estate. The responsibility of law enforcement should fall to all citizens, not to just a few. The financing of such an assessment should be made by all taxpayers under our present system of collecting taxes, or whatever future system that is equitable should be used for this purpose. When a fireman puts out a fire he doesn't send a bill to the person he has served. When the policeman makes an arrest, he doesn't send a bill to the complaining citizen. Why then should a law insisting on inspections be paid by the property owner involved? This should be every citizen's responsibility.
4. The bill delegates too much power and authority to an agency that could be used for harassment purposes against certain property owners, depending on the whim of those representing the enforcing agency.

We the undersigned feel that consideration should be given to all citizens, that the Mayor and City Councilmen are to represent the interests of all the citizens.

Dale Sowards - 3606 Autumn Lane  
George H. Bussler 3416 Adirondack  
Howard A. Dredel 2968 Dellmar Dr  
Ronald E. Hoppus 5003 Stony Run Ct.

To: Mayor Ivan Lebamoff and City Council

Subject: Tell the Rentor the Real Facts

The City Council in a nutshell is trying to get an ordinance through that any time an apartment is up for rent, some City Official is to inspect it and give his version as to whether it can or cannot be rented....then charge \$25.00 to the landlord---whatever the outcome.

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100 apartments x \$25.00 inspection fee

= \$2,500 per week

x 52 weeks

or \$130,000 in one year

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Now isn't that ridiculous considering the fact that the City already has the right to inspect properties under minimum housing any time they please.

The rentor is the consumer and the consumer always pays.

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I am against this Bill.

*Joseph Edward Spillars 514 Walnut St*

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Jaqueline S. Brown 514 426 2992  
JTB

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Linda Clemens 512 Wagner  
nt

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This attempt is being carried out in a cold blooded manner under the disguise of attacking the slumlord and helping the poor.

The Mayor will add a legion of inspectors to his payroll, and your taxes to help with his re-election by passing this bill.

Hiding under the statement of \$3,000 assessed value -- This actually means homes worth up to \$15,000.

This bill will be especially damaging to the single home owner, who wants to sell to the small real estate investor, because of the wide unlimited power given to the inspector to keep the property from being rented or sold, while high cost contractors fly overhead ready to pick the bones.

The small real estate investor with frequent vacancies would perish under the recurring \$25.00 charge that the bill permits.

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Who needs this \$25.00 from every owner and for what? 60,000 homes = \$1,500,000.00.

This bill is not defeated!

The only way this bill can be defeated is by calling, writing, or otherwise contacting the councilman representing you in your district and asking him to vote no!

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Name

Address

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David Walker

Name

937 Lincoln Ave.

Address

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*Garry H. Taylor*  
*1540 Barthold, St.*  
*City.*

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I am against this Bill. Linda Baker 513 West South St.

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1/31/10 Barthold St.

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Colleen Muncy  
2008 Sherman

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Mrs. Luella K. Trimmer  
834 Greenlawn

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Wray Sue Pollock  
127 W. Fleming Ave.  
Fort Wayne, Ind.

46807

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Hermann F. Bane, Judge  
Name Address



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Albert Watson A      3407 Ridgely Fort Wayne  
Name      Address

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Robert K. Murre 5509 EAST MAPLE CR  
Name Address  
FTW AYR  
46806

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Name Kenne H. W. Clemens

4541 Lind Rd. Ft. Wayne.  
Address

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Shirley B. Ward 2326 S. Anthony  
Name Address

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Charles G. Wade 2326 S. Hanna

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Howard M. Brotherton  
Name

913 Hoffman St Ft Wayne  
Address

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Ray Schneider 13550 Leasing Rd  
Name Address

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Name Paul Anderson Address 124 W. Washington Blvd.



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Lee H. Shelton  
Name

1211 Maurine Ave.  
Address

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Name Mrs. Robert Veghte - 1903 Wells St. Address

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Name

Lucy K. Quigley

Address

1432 Swinney

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Woodburn Place  
Address

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*Raymond J. Gray*

4233 Indiana Ave.

Name

Address

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Name

Henry Veghte

Address

802 Van Buren

54, 2Wayne, Ind.

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Robert Veghte

1903 Wells St

Name

Address

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Paul C. Raver, Sr. 6th Floor Lincoln  
Tower



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Name

Address

Mrs. Henry Vechte 1963 Wells St.

47. Wayne, Ind.

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Ace Boylan  
Name

4666 So Park  
Address

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Clifford F. Leter Jr. 1924 E Creighton  
Name Address  
Fort Wayne, Ind.

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Thelma Setzer Shobe  
Name

3831 New Haven Ave  
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Name Melvin Melrose Address 8206 Coito Calle

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Jonathan B. Darbes  
Name

6827 Butternut Lane  
Address

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Mabel McGarber  
Name

6827 Butterfield  
Address



We the undersigned are opposed to Bill #G-72-08-13 on minimum housing requirements and inspections, presently being considered by City Council, for the following reasons:

1. The bill is discriminatory in that it attacks a certain group of properties and exempts others. Who is to say that the price of a house determines its ability to pass a minimum code inspection? It would seem that this part of the bill is directed at small investors with the aim of driving them out of business, while protecting the big investor.
2. The bill is unconstitutional. It interferes with the buyer's right to buy and the seller's right to sell property. It would make the seller a captive land-owner. (See Sec.3 of the ordinance).
3. The fee charges for inspection is discriminatory in that it assesses special groups for law enforcement purposes, and exempts others who would be beneficiaries, namely the tenants and buyers of real estate. The responsibility of law enforcement should fall to all citizens, not to just a few. The financing of such an assessment should be made by all taxpayers under our present system of collecting taxes, or whatever future system that is equitable should be used for this purpose. When a fireman puts out a fire he doesn't send a bill to the person he has served. When the policeman makes an arrest, he doesn't send a bill to the complaining citizen. Why then should a law insisting on inspections be paid by the property owner involved? This should be every citizen's responsibility.
4. The bill delegates too much power and authority to an agency that could be used for harassment purposes against certain property owners, depending on the whim of those representing the enforcing agency.

We the undersigned feel that consideration should be given to all citizens, that the Mayor and City Councilmen are to represent the interests of all the citizens.

*mrs. Bluster & Richards 1010 E. Berry*  
*Johnna M. Edmondson 1012 1/2 E. Berry St*  
*Phony Romano 1815 E. Berry St*  
*Larry Jackson*  
*Robert Jackson*  
*Marie A. Bushoff 106 E. Wayne*  
*Marie H. Bushoff 1027 E. Wayne*  
*Jean Rinker " " 1025 E. Wayne*  
*1004 E. Berry*

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Sign Name & Address -

Her McIndosh

4611 Indiana Ave.,

Marie A. Bishop

1106 East Payne St.

M.H. Bishop 1106 E WAYNE ST  
" " 1025 E WAYNE ST  
" " 1027 E WAYNE ST

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3. The fee charges for inspection is discriminatory in that it assesses special groups for law enforcement purposes, and exempts others who would be beneficiaries, namely the tenants and buyers of real estate. The responsibility of law enforcement should fall to all citizens, not to just a few. The financing of such an assessment should be made by all taxpayers under our present system of collecting taxes, or whatever future system that is equitable should be used for this purpose. When a fireman puts out a fire he doesn't send a bill to the person he has served. When the policeman makes an arrest, he doesn't send a bill to the complaining citizen. Why then should a law insisting on inspections be paid by the property owner involved? This should be every citizen's responsibility.
4. The bill delegates too much power and authority to an agency that could be used for harassment purposes against certain property owners, depending on the whim of those representing the enforcing agency.

We the undersigned feel that consideration should be given to all citizens, that the Mayor and City Councilmen are to represent the interests of all the citizens.

Virgil Cable } 5003 Lincolnway ave  
                  } Ft. Wayne, Ind. 46808

Mary Cable - 5003 Lincolnway Ave - Ft. Wayne. Ind - 46808

Wm. Fort R1 Spencerville, Ind.

Just Fort R#1 Spencerville, Ind. 46788

Carol M. Lischild 5905 Illinois Rd. Ft. Wayne, Ind 46808

Del Wayne R. Fausholt 5905 Illinois Rd. Ft. Wayne, Ind 46808

(over)

Eddie Cobb 5019 Hatfield Rd St. Wayne, Ind 46808  
Mary L. Cobb 5019 Hatfield Rd. St. Wayne, Ind. 46808

~~James Rembleton~~ 2155 Westlawn

James Rembleton 2155 Westlawn FW

We the undersigned are opposed to Bill #G-72-08-13 on minimum housing requirements and inspections, presently being considered by City Council, for the following reasons:

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Mr. & Mrs. Carl L. Leech 2415 Sinden Park Dr.  
Mr. & Mrs. John A. Holt 705 Woodview Blvd.  
Donald & Diamond 2322 Locust St.  
Michael Eldridge 1126 Nelson St.

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Mrs. E. Howard Kramer - 3329 Oliver Street  
Bernard A. Bridges 2901 St. Louis Ave